

Mendham Business Park  
Hull, East Yorkshire, HU12 8DZ

# TO LET

Serviced Office Suites with Parking

from 13.2 sq m (162 sq ft)  
to 71.5 sq m (769 sq ft)

Recognised Business Park

Prominent Main Road Position

Convenient for Docks &  
Saltend Works

Available on Easy in and Out Terms

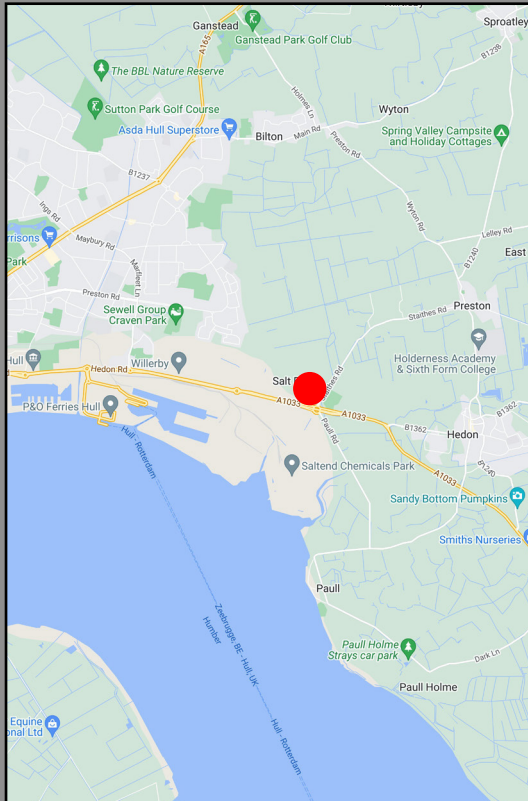
**Guide Rent £20 per sq ft**  
inc. all Utilities & Insurance

**Scotts**  
01482 325634



Mendham Business Park  
Hull, East Yorkshire, HU12 8DZ

TO LET



**Scotts**  
01482 325634  
www.scotts-property.co.uk

## LOCATION

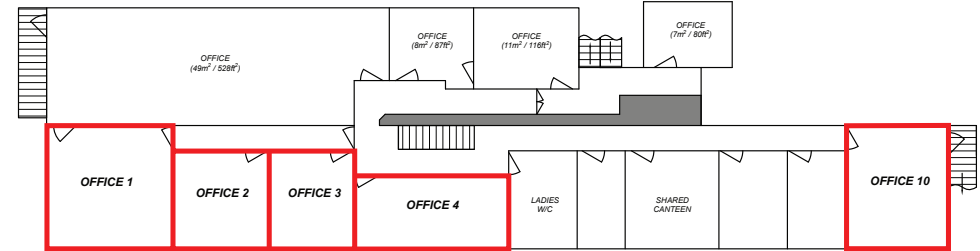
The property forms part of the Mendham Business Park located on and with frontage facing the A1033 Hedon Road forming the main arterial road running eastward from the city, convenient for the Hull docks and nearby Saltend Chemical works.

## DESCRIPTION

The property comprises a first floor serviced office within a recognised business park east of Hull City Centre, to include use of reception, Communal W.C.'s, kitchen, the letting fee including heating and electric\*, with communal parking to the frontage.

## ACCOMMODATION

Office 1	20 sq m	(212 sq ft)
Office 2	12 sq m	(126 sq ft)
Office 3	10.5 sq m	(113 sq ft)
Office 4	13.2 sq m	(142 sq ft)
Office 10	15.8 sq m	(170 sq ft)



## DISPOSAL TERMS

The property is available on an initial 12 month licence following which this would continue on a rolling monthly basis. The rent is fully inclusive covering water, gas central heating and electric\*, security alarm, CCTV and building insurance. Externally there are multiple allocated parking spaces for up to 10 cars to be agreed with landlord.

The rent is based on £20 per sq ft all inclusive (excluding Business Rates), payable quarterly in advance. \*subject to agreed user (see letting note below.) Interested parties are invited to discuss their specific terms and requirements etc.

## RATES

The tenant will be responsible for the payment of the Business Rates. Internet enquiries through the Valuation Office Agency website have revealed that the office suites form part of a larger assessment. The owners are looking to instigate a reassessment through the Valuation Office. Interested parties should clarify this position with the local rating authority, the East Riding of Yorkshire Council following reassessment.

**LETTING NOTES** \*Electric is inclusive for an average user based upon metering/monitoring by the licensor.

**ENERGY PERFORMANCE RATING:** C (Office 10)

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) or joint agent Leonards 01482 375212 [rjwm@leonards-property.co.uk](mailto:rjwm@leonards-property.co.uk) Ref. Robert Maitland-Biddulph

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.